CITY HEIGHTS REDEVELOPMENT PROJECT AREA COMMITTEE MEETING MINUTES September 10, 2007

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Karen Bucey	Fred Lindahl 6:13	Michael Sprague 6:23
Rudy Burlin 7:18	Tony LoPresti	Elizabeth Tate
Astrid Cybulskis	David Nelson	David Taylor
Valentina Hernandez 6:13	Aide Rodriguez	Jim Varanadore
Alfred Ilginis	Joe Sciarreta	Andrea Zinko

The following members were absent: Carl Davis, Jay Levine, Juan Pablo Sanchez, and Patty Vacariello.

Also Present: Melissa Garcia (Redevelopment) and Kenia Rivera (Redevelopment).

I. Call to Order: The meeting was called to order at 6:10 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

M/S/U (11-0-0 Varnadore/Taylor) Motion to approve the agenda.

III. Minutes:

M/S/A (12-0-1, Taylor/Cybulskis) Motion to approve minutes from August 13, 2007 as amended. Add Andrea Zinko to present PAC members list, and correct Nelson motion in Section V.A to add "if possible" to the motion.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

The following members of the Public made comments:

Enrique Gandarilla Linda Pennington Pat Calloway Manuel Andrade

PAC Member Comment

The following PAC members made public comments:

Valentina Hernandez Michael Sprague Alfred Ilginis- Apologized to PAC for missing last couple meetings. Tony LoPresti Jim Varnadore

Staff Announcement

Melissa Garcia- Informed the PAC that she is the new Project Manager for the City Heights Project Area. Informed the PAC that she attended the Normal Heights Planning Committee and gave an update to the Committee the Boulevard Marketplace Pilot Village. No decisions have been made by the City and/or Agency regarding the Pilot Village; a meeting with councilmember Atkins to discuss the project has been requested. Gave update on the Euclid Tower project the contractor needs further review with their engineer on design of tower.

V. New Business

A. City Heights Line of Credit Report -Information- Melissa Garcia gave report on the City Heights Line of Credit; line of credit was approved and the Agency was able to draw on lines of credit in Mid July. \$11 million is supported by 20% setaside funds and \$20 million is supported by 80% funds, these funds will be drawn upon on an as needed basis. Of the \$11 million \$2 Million will be used towards the Home in the Heights Program and \$1 million towards the Housing Rehab Program and \$8 million will be used for the Opportunity fund. \$20 million will be disbursed amongst various projects within the project area. The first and only draw on the line of credit was to pay off the loan for the Sally Wong building for \$2 million. The PAC had several questions regarding the \$11 million supported by the 20% setaside. David Nelson asked about the maturity date on the lines of credit.

B. City Heights Square Park/La Maestra Family Clinic -Information- Melissa Garcia informed the PAC of the proposal to sell 143 square feet of the proposed park site to La Maestra for the placement of a transformer to serve the site. Due to the requirements by SDGE, the transformer site cannot be placed on the La Maestra site. The PAC had concerns as to why this was chosen as the site for the transformer. Alexia Ochoa from La Maestra informed the PAC that placing the transformer on the park site was the last resort. M/S/A (9/5/1 Nelson/Tate) Motion to tentatively approve the sale of 143 square feet of the proposed Park site for the placement of the La Maestra transformer based upon the Chair and Vice Chair being convinced that there are no other viable options for the placement of the transformer. Melissa Garcia also explained the proposed granting of drainage easement rights for the installation of an 18" reinforced concrete pipe for stormwater. M/S/U (15/0/0 Cybulskis/LoPresti) Motion to approve easement rights as shown in Exhibit B.

VI. Old Business

A. Annual PAC Election October 8, 2007 6:00 PM to 8:00 PM-InformationNotices for the City Heights Annual PAC Election were sent out on September 4.

The deadline for submitting the registration form is October 3, 2007. Candidates will have an opportunity to speak at the public forum to be held at the beginning of the October 8 PAC meeting. Voting will begin after the Candidate Forum in the Metro Career Center Hallway. Further information regarding the PAC election can be found on the city's website (http://www.sandiego.gov/redevelopmentagency/cityhts.shtml).

VII. Chair and Subcommittee Reports

- A. Chair's Report-
- **B. Housing Subcommittee-** Andrea Zinko gave report on the last Housing Subcommittee meeting, she informed the PAC of the Housing Rehab Update presentation give by Lyle Knudson.
- VIII. Next Meeting Agenda- PAC discussion on next meeting's agenda
 - A. PAC Election
 - B. Line of Credit
 - C. Tax Increment
 - D. General Project Update
 - E. Janice Weinrick's attendance
- **IX. Adjournment** -The meeting adjourned at 7:40 p.m.